

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 3812/120 Abeckett Street, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$420,000

&

\$440,000

Median sale price

Median price

\$438,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

07/10/2020

to

08/10/2021

Source

PropTrack Pty Ltd

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2103/155 FRANKLIN STREET, MELBOURNE VIC 3000	\$450,000	03/08/2019
423/181 EXHIBITION STREET, MELBOURNE VIC 3000	\$434,600	23/07/2021
702/120 ABECKETT STREET, MELBOURNE VIC 3000	\$404,000	06/04/2018

This Statement of Information was prepared on: 10/08/2021